



PLANNING STATEMENT

OUTLINE PLANNING APPLICATION

**FOR DEMOLITION AND CONSTRUCTION OF UP TO 26 DWELLINGS, WITH
ACCESS, CAR PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE**

**AT, LAND AT OPENSHAW A.E.U. CLUB, 14 CLUB STREET,
MANCHESTER M11 1NF**

ON BEHALF OF KMM HOMES LTD

FEBRUARY 2022

CONTENTS

	Page
1. INTRODUCTION	1
2. SITE LOCATION AND CONTEXT	6
3. DESCRIPTION OF THE APPLICATION PROPOSALS AND AFFORDABLE HOUSING STATEMENT	9
4. PLANNING POLICY REVIEW	19
5. CONCLUSION	28

Bramhall Town Planning Limited
www.bramhalltownplanning.com

Contact Director: Carol Clarke Telephone: 0161 6630048
info@bramhalltownplanning.com

1. INTRODUCTION

- 1.1 This Planning Statement is submitted to Manchester City Council (MCC) on behalf of KMM Homes (hereafter referred to as the 'Applicant'), in support of a planning application for outline planning permission with means of access for the demolition of existing buildings and construction of up to 26 residential dwellings (Use Class C3), access, car parking, associated landscaping and infrastructure.
- 1.2 The application site comprises land at 14 Club Street, Openshaw, Manchester M11 1NF; of (area 1), the former Openshaw A.E.U Club and (area 2) disused scrubland that adjoins the club, (hereafter referred to as the 'Site'). The edge red boundary of the Site is detailed on the Site Location Plan that accompanies the planning application.
- 1.3 The proposal responds directly to the need to deliver high quality housing in Manchester and its suburbs in the short-term and in a highly sustainable location. The development will deliver much needed private accommodation for individuals, couples and families, and meets the affordable housing policy requirements in line with the strategic housing quantitative requirements of MCC. The Site has been vacant for some time.
- 1.4 The proposed Illustrative Masterplan prepared by Rachel McDonnell Design Services demonstrate how the Site can deliver up to 26 residential dwellings sought by the planning application and deliver a viable development providing for significant environmental improvements to the local area by accommodating the proposed development. Importantly above all deliver generous and exceptional residential living accommodation in the heart of east Manchester that will contribute significantly the mix and scale of existing residential accommodation in the area and will integrate well into the neighbourhood and thus the existing developed surroundings.
- 1.5 This Statement sets out the context for the development providing the background to the proposals including a description of the Site and its surroundings, the proposed development and the relevant up-to-date policy framework. It assesses the proposal against the identified policy framework and key material considerations and sets out the case in support of development.

- 1.6 The Site is Located on the MCC Development Plan Proposals Map as being within the urban settlement area of east Manchester, the land adjoins the boundary of Tameside Metropolitan Borough Council.

The Application Submission

- 1.7 The application seeks outline planning permission with means of access only for approval at this stage for the redevelopment of the site for residential development.
- 1.8 By way of background the applicant KMM Homes was founded as the residential arm of the established KMM Civil Engineering and has been developing residential homes in an around Manchester for several years. They specialise in developing smart new homes, from smaller homes ideal for a first-time buyers to larger family homes. As a bespoke, independent housebuilder they are able to adapt the style and format of their house types to the locality and likely end market.
- 1.9 Detailed research and investigations have been carried out by a professional team of technical consultants on behalf of the Applicant to inform the planning application proposals.
- 1.10 The application comprises the plans and documents listed in Table 1 below. The submission requirements have been considered with officers of MCC.

Table 1: Application Submission Documents and Plans

DOCUMENT/PLAN	AUTHOR
Application Form and Certificate of Ownership	Bramhall Town Planning
Covering Letter	Bramhall Town Planning
Site Location Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70401 Rev P0	Rachel McDonnell Design Services
Illustrative Masterplan Ref: BG-EWA-ZZ-00-DR-A-04-70400 (Not for determination)	Rachel McDonnell Design Services
Topographical Survey Ref: 933.01	Layer Surveys Ltd
Street Scene- Backwell Street Ref: BG-EWA-ZZ-ZZ-EL-A-70404 (for illustration only, not for approval)	Rachel McDonnell Design Services
Access Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70402 Rev P0	Rachel McDonnell Design Services
Demo Plan Ref: BG-EWA-ZZ-ZZ-DR-A-70403 Rev P0	Rachel McDonnell Design Services
Demolition Method Statement 17.02.22	KMM Civil Engineering Ltd
Risk Assessment – Demolition of AEU Club 17.02.22	KMM Civil Engineering Ltd
Planning Statement, including -affordable housing statement -Blue/green infrastructure statement February 2022	Bramhall Town Planning
Open Space Assessment February 2022	Wardell Armstrong
Design and Access Statement February 2022 Including -Statement of Community Involvement	Bramhall Town Planning
Landowner / Club Justification statement	AEU Club Statement
Transport Statement February 2022	Mode Transport
Arboricultural Impact Assessment and Method Statement February 2022	Lally Tree Management
Preliminary Ecological Appraisal and Nocturnal Surveys for Bats Survey and February 2022	Ascerta
Sustainable Drainage Assessment February 2022	Integra
Waste Proforma	Manchester City Council Template
Crime Impact Statement (to follow)	GM Police

- 1.11 The purpose of this Statement is to detail the application proposals; examine the Site and surroundings; review the planning policy framework and relevant material considerations; identify key benefits of the application and draw conclusions as to the Site's suitability for residential development of up to 26 residential dwellings

Overview of the Planning Case

- 1.12 As will be demonstrated by this Statement, the application is promoted as a Development Plan compliant scheme and in line with national planning policy and the presumption in favour of sustainable development should be triggered.
- 1.13 In addition, the application has the ability to deliver a number of benefits to the locality. A significant material consideration in this respect is the arterial main road of Ashton Old Road, where the access at Club Street is taken from enable key views through form the main road, its presence and contribution to the built form in the area current visual areas of the need for investment evident. The application will enable significant investment and improvements into the Site, and its grounds along with greater management and care of retained trees at the perimeter, thus enabling their longevity.
- 1.14 It is widely acknowledged that residential development has the ability to contribute to job creation through the development and investment in infrastructure. There are in addition lasting benefits associated with a new residential development relating to the new resident population, the household expenditure in the area and its contribution to the size and depth of the local labour force.
- 1.15 Using the industry widely accepted report by Michael Ball Labour needs of extra Housing (2010), it advocates an average of 1.5 jobs are created directly and maintained by each property built; these jobs are those created by the developer and through the construction process. On this basis the development could deliver in the region on 39 direct jobs. Estimates also suggest that each dwelling constructed leads to up to four indirect jobs in the wider economy, for example this could be in manufacturing and services, as new people move to an area, those people use the local shops, which may need to recruit extra staff or greater patronage on the local buses which in turn may need to recruit more staff. The indirect jobs arising from the development could therefore be in the region of 104 new employment opportunities.

- 1.16 Furthermore, once completed the development could attract skilled and well-educated people therefore benefitting local employers.

Chapter 2: Site Location and Context – this chapter considers the location and physical characteristics of the Site and urban surroundings;

Chapter 3: Description of the Application Proposals and Affordable Housing Statement – this chapter describes the detailed use and changes in the scale and massing for which planning permission is sought and the approach to the affordable housing;

Chapter 4: Planning Policy Review – this chapter reviews the Development Plan and relevant national policy and considers the developments compliance with this policy along with additional material considerations; and

Chapter 5: Conclusion – this chapter sets out the overriding case and summary of reasons why planning permission should be granted.

2. SITE LOCATION AND CONTEXT

- 2.1 This Chapter provides an overview of the Site, its location and physical suitability for residential development.

Context

- 2.2 The Site is located within the administrative district of Manchester City Council (MCC), within east Manchester in the area of Openshaw and Gorton and within the ward of Openshaw and Clayton. The site comprises the former Audenshaw A.E.U bowling club and associated buildings and viewing stands (area 1) and adjoining discussed scrubland (area 2), the reasons for its closure are summarised below.
- 2.3 The Site entire planning application boundary extends to extends to 6,357sq.m, as submitted with the application. This takes in the unadopted vehicular access to the site of Club Street, that is not within the control of the Applicant. The development parcel extends to 5835 sq.m.
- 2.4 The properties immediate neighbours are residential, a school, a storage yard and vacant land.
- 2.5 The neighbourhood is easily accessible by foot, it is well provided for in terms of day-to-day shopping and service provision at the centre, in addition immediate facilities, most notably are available only some 50m to the south at Ashton Old Road where there are incidental day-to-ay shops and services. Approximately 1km southwest is Droylsden Town Centre with Manchester City Centre a direct 6km west.
- 2.6 The areas is well provided for to meet the day to day needs of the new residents, with good access to Lime Square Retail Park, doctors surgeries, schools and areas of open space close by too.
- 2.7 It is also evident from the local area that the Site is easily accessible to the wider area by non- car modes of transport. Just 200m away at Ashton Old Road is the closest bus stop from the Site where there are bus stops served by a significant number of services that cover the immediate areas and beyond to the regional centre of Manchester.

- 2.8 The Transport Statement submitted with the application evidences there is a very good network of cycle infrastructure within the vicinity of the Site too that will encourage ease of access to facilities and services.
- 2.9 In addition, Fairfield Railway Station just 940m (an 11-minute walk) from the Site. Droylsden Metrolink Tram Station just 1,350m (a 15-minute walk) from the Site.
- 2.10 In physical terms, by virtue of the fact that the Site is located within the existing residential area, recently formed part of a large regeneration initiative of delivery of new homes by MCC the principal acceptability of the Site's location for residential use has already been accepted by MCC.
- 2.11 Notwithstanding this, the Applicant considers the most appropriate, neighbourly use for the Site is residential redevelopment as it benefits from being located in a highly sustainable area based upon its accessibility to reach day to day facilities, the Site is able to assimilate with ease into the immediate environment.

Openshaw A.E. U. Club

- 2.12 In September 2020 the Club had to take the difficult decision to close and sell the land. A supporting letter dated 8th September 2021 from the Club is enclosed with the application submission, this summarises the background surrounding the closure of the Club.
- 2.13 The letter sets out the chronological events that have led to the unfortunate closure. In the first instance, it highlights that prior to the redevelopment of the wider area the Club held some 600 members, many did live in the area but moved as a result of the wider regeneration/ redevelopment; then in 2019 the Club membership reduced to 110 members and in 2020 Covid 19 further impacted the Club as may be expected. The letter sets out the due consideration to diversity activities was explored to continue the Club but which were unsuccessful. It seems the initial redevelopment of the area impacts on the Club at the time when it was successful were not foreseen.

Marketing Activity

- 2.14 Ryder and Dutton Commercial agents were instructed by the Club in April 2021 to market the property for sale. Their instructions were to dispose of the property immediately whilst maximising capital receipts, the facility had been vacant for 11 months prior to marketing. The marketing materials for the site were placed on a range of internet portals to have the widest reach in the market, no board was put up on the site due to lack of main road frontage. Offers on a conditional and unconditional basis subject to planning were considered.
- 2.15 Over 30 interests were received quickly, and 14 registered viewings of the site. The agent has advised none of the interested parties wanted to retain the building and land as a bowling club, all but one sought to redevelop the site for residential. One party sought development of the site for a children's day nursery. The Applicant was selected as the successful purchaser.
- 2.16 In physical terms the Site is formed by two parcels of land, the former Club and an area of unused scrub land. The application presents the opportunity to regenerate the Site and prevent long-term dereliction. The Site is physically located in a highly sustainable and accessible area with appropriate neighbouring residential uses.

3. DESCRIPTION OF THE APPLICATION PROPOSALS AND AFFORDABLE HOUSING STATEMENT

- 3.1 This Chapter of the Statement outlines the key characteristics of the application proposals.

Description of Development

- 3.2 The application seeks outline planning permission with means of access only for the demolition of existing buildings and construction of up to 26 residential dwellings (Use Class C3), which could comprise houses and with a mix of some flats. It seeks access for approval and includes car parking, associated landscaping and infrastructure. The Site enables the provision of a mix of house types to be provided; thus, allowing greater flexibility and provision in the market, befitting the external environment and modern-day living needs. The application includes for open market housing and will meet the affordable housing requirements as summarised below in the Affordable Housing Statement.

Pre-application Engagement

- 3.3 The applicant's design team first engaged with the planning officers in August 2021, to consider the redevelopment potential of area 1, the Club site only. Verbal comments were provided by officers. The initial advice set out that MCC would like the Applicant to explore the opportunity of a comprehensive development incorporating the regeneration of adjoining sites too as part of the scheme. The Applicant did not own or control any other development land in the immediate area.
- 3.4 The applicant assessed other areas of vacant and redundant land adjoining the Site in the vicinity, that could be considered in a comprehensive manner should landowners be willing to engage with the Applicant. The design team approached officers again in August and September 2021 to seek further clarification on which parcels of land, the MCC would like to see form part of a comprehensive development. No response was received. The Applicant gave reasoned consideration of the land in the area and progressed on that basis. An extract of the other parcels of land considered is enclosed below in Figure 1.

Figure 1: Adjoining Sites Considered (source: Rachel McDonnell Design Services)



- 3.5 The Applicant instructed their solicitor formally to approach the landowners, of which there were many (10 in total were approached), as whilst only three distinct areas of land, the land is split between various titles.
- 3.6 The Applicant requested a response within a reasonable timescale as technical work and legal agreements in respect of area 1 were progressing.
- 3.7 The Applicant only received one response from the owner of the green parcel of land. The Applicant met with the owner and an agreement in principle has been reached to purchase the land for development. This is therefore the land referred to as area 2.
- 3.8 In addition, initial comments during the rep-application engagement related to:
- The local authority would want to see the replacement of the bowling green in some form, on or off the site;
 - The local authority would want to see family housing delivered;
 - The local authority would require affordable homes as part of the development if the site is over 0.3ha or 15 dwellings;
 - The local authority is updating their Strategic Housing Land Availability Assessment (SHLAA) and this site will be considered;

- The local authority is likely to require highways improvements to Club Street; and
- The local authority is updating their Open Space and Recreation Land Strategy and MCC expect it to show a deficit in bowling greens.

3.9 Subsequently, in November 2021 a written request with Draft Masterplan options was submitted to MCC for further pre-application engagement consideration. Discussions between officers and the design team continued until January 2022, a summary of the points/recommendations made are listed below:

- The 'in principle' acceptability for residential development in this location, on the site, subject to various factors including a bowling green /open space assessment being undertaken to consider the loss of the facility;
- No incidental or formal open space areas to be provided, all amenity to be within private curtilages of the properties;
- Realignment and presentation of properties at Backwell Street;
- Engagement with highways; and
- Re consideration of flats and parking layouts.

3.10 In addition, the Applicant consulted MCC highways and in response officers raised no objection with a retained vehicular access via Club Street.

3.11 The Applicant has taken account of these matters in formulating the Outline planning application submission to MCC.

3.12 The Applicant also undertook two rounds of pre-application community consultation with the immediate area residents and businesses, this is summarised in the Statement of Community Involvement in the Design and Access Statement.

3.13 Only one design comment from the community was received during this consultation, although it is still open and should any be received the Applicant will consider them and report these to MCC during the determination of the application. The applicant can provide a further update to the council on this consultation.

Illustrative Masterplan

3.14 An Illustrative Masterplan has been prepared in support of the application. Whilst this is not for approval at this stage, this demonstrates how 26 new homes can be

accommodated on the Site with ease achieving a density of in the region of 45 dwellings per hectare (dph). The Illustrative Masterplan provides for four house types and one flat 'type'. The Illustrative Masterplan provides for semi-detached and detached properties and flats including 2, 3 and 4 bedrooms, the houses arranged as 2 storey and 2.5 storey, the latter where in physical terms are presented as 2-storey but where dormers are provided to the roof to best utilise living space.

- 3.15 All house types are more than able to meet MCC's minimum floorspace standards for residential (Use Class C3) houses and the flats are able to provide the minimum provision, such matters of course can be considered further at the reserved matters stage.

Table 2: Illustrative Masterplan Mix of House Types

HOUSE TYPES				
TYPE	NUMBER	HEIGHT/ STOREY	BED/ PER	AREA
01	18	2.5	4B7P	129sqm
02	2	2.0	4B7P	142sqm
03	2	2.0	3B5P	86sqm
04	1	2.5	3B6P	97sqm
05	3	3	2B3P	61sqm
TOTAL:	26			

- 3.16 The Illustrative Masterplan has been given detailed thought and has been informed by various technical studies, it allows for sufficient flexibility at the detailed design stage (reserved matters) following further design input/recommendations (anticipated) during the Outline planning application process by planning officers and statutory consultees.
- 3.17 Notwithstanding this, the Applicant seeks to approach a comprehensive improvement to the Site and the area, access can only be taken from one point off Club Street, and as it is not adopted the access into and through the Site has been designed to adoptable standards but which will be managed and maintained into perpetuity by a private management company. The proposals seek approval to the access as per the Access Plan that accommodates pedestrian access improvements.
- 3.18 The proposed mix and design qualification are detailed within the Design and Access Statement. In summary, the following provision can be accommodated within a

detailed design (but which are also evidenced on the Illustrative Masterplan as achievable):

- A Minimum 100% car parking provision 'in curtilage' or within a secure car parking court;
- The larger properties could benefit from two car parking spaces;
- Electric vehicle charge points provided to each property and within the car parking court;
- Secure and weatherproof cycle parking for each property 'in curtilage', minimum two per house;
- Car parking court has ease of access to properties;
- Car parking Court benefits form natural surveillance on all four sides;
- Additional planting to improve biodiversity;
- Improved boundary treatments, enhancing security;
- Each property to have a defensible boundary to each curtilage;
- New pedestrian infrastructure with a footway along the Site frontage with Backwell Street;
- Appropriate lighting to aid natural surveillance and security;
- Tree retention where possible;
- Protection of root protection areas for trees on adjoining land; and
- New Tree planting.

3.19 The Illustrative Masterplan therefore demonstrates a possible deliverable option for the Site that takes account of pre-application officer comments

Technical Considerations

Highways and Access

3.20 The approach to current national and local planning policy and guidance is that new developments should promote more sustainable modes of transport choice for the occupants. In particular to enable occupants to choose how they access their jobs, leisure needs and shopping. Thus, schemes that promote access to public transport have walking and cycling opportunities should be supported.

3.21 The application Site represents a suitable, sustainable location for the proposed residential use. The Site is located within easy walking distance to local facilities

and amenities and is served by local bus services. It is considered the delivery of up to 26 houses and flats is a nominal net gain to the area and would only result in a nominal impact on the local highway network in terms of traffic movements and thus there is no requirement to submit a full Transport Assessment with the planning application. The Access Plan identifies the access to Club Street can connect with ease. The Site is large enough to allow traffic to enter and exist safely (and wait within) and thus avoid waiting on the public highway and any conflicts. The Transport Statement incorporates the large refuse vehicle tracking for the site which can be accommodated within the proposed internal highway arrangement.

- 3.22 The application incorporates in the Illustrative Masterplan a significant benefit of a secure and weatherproof cycle storage units for where at least 2 cycle spaces per houses can be accommodated (to further encourage the promotion of sustainable transport). The cycle stores will be masterplanned at the reserved matters stage is located alongside the building, for ease of access and use.
- 3.23 Therefore, the proposed development is in accordance with both national and local transport policy aspirations, and there are no overriding highways capacity, safety or sustainable transport issues which would question the suitability of the application Site for the proposed enhanced residential development.

Design

- 3.24 A comprehensive Design and Access Statement has been prepared to explain the evolution and rationale of the proposed Illustrative Masterplan. It sets out the merits of the scheme and identifies the enviable opportunity the land represents to deliver high quality residential accommodation at this discussed site.
- 3.25 With this also comes the opportunity to deliver modern well insulated homes with enhanced sustainable merits, the following energy efficiency matters are proposed as part of the conversion scheme:
- Provision of low flow fittings with aerators to showers and taps;
 - Inclusion of water efficient appliances;
 - Dual flush and limited volume toilet cisterns;
 - Energy efficient internal lighting;
 - Energy efficient external lighting;
 - Draft proofing, efficient boiler(s) and loft insulation

- Seek to secure building materials locally; and
- Opportunities for thermal efficiency and energy reduction.

- 3.26 The Illustrative Masterplan identifies some opportunities for soft landscaping through hedgerows and new trees. Trees will be retained to the boundaries where possible and included within gardens. Ecological enhancement measures will also be considered at the reserved matters stage.
- 3.27 The boundary treatments will be provided in a range of appropriate styles including 18m fences to the exterior boundaries with lower fencing between properties and corresponding low brick and railing walls to properties fronting Backwell Street.

Flood Risk and Drainage

- 3.28 The Environment Agency (EA) resource identifies that the Site lies within land categorised as Flood Zones 1; land within flood zone 1 has the lowest probability of flooding and the small-scale size of the site a Flood Risk Assessment is therefore not required to accompany the planning application.
- 3.29 A Drainage Strategy has been prepared that is submitted with the Outline planning application. The strategy identifies that the EA /DEFRA mapping highlight the bowling green and vegetated land to the west of the bowling green are at a low to medium risk of surface water flooding., the strategy states this is most likely down to the impermeable nature of the ground conditions and the presence of the existing high brick wall construction around the main club and bowling green area.
- 3.30 The Site and area around is served by combined sewers. The strategy considers the opportunity to use sustainable drainage strategies at the Site. The ground investigation report submitted with the application summaries the materials beneath as a result of these and clay deposits the site is likely to have a low permeability and therefore it is unlikely soakaway surface water drainage techniques would be successful at the site. The Strategy advocates the scheme will therefore discharge to the nearest watercourse to the existing adopted combined sewer and limit post development surface-run off to greenfield rates with a minimum of 5 litres per second.

- 3.31 As this is an Outline planning application, the strategy advocates that ultimately the detailed drainage design will be subject to the final arrangement on site of the properties.
- 3.32 The application proposes that foul will discharge unrestricted into the existing infrastructure.

Arboricultural

- 3.33 A full arboricultural Impact Assessment has been undertaken at the application Site, this has also been based upon the topographical information available at the time. the trees, none of the trees are protected by a Tree Preservation Order. The trees are categorised as B and C
- 3.34 The Illustrative Masterplan layout at present would require the removal of 4 category B trees, 1 category C and 1 group category C. The Illustrative Masterplan does provide the opportunity to provide replacement trees. The detail of tree removal/retention and replacement and enhancement is not for determination at this stage and will be considered at the reserved matters stage.

Ecology and Green and Blue Infrastructure

- 3.35 A preliminary ecological survey and nocturnal bat survey has been carried out at the Site and buildings. No bats were recorded entering or existing the building or trees during the nocturnal surveys. A low level of bat activity was recorded in the north west corner of the Site. The Site provides habitat for nesting birds, hedgehog and bats. Habitats on site will be lost to the proposals this is likely to be of low impact if recommendations within the report are implemented, this includes enhanced landscaping and provision of bat and bird boxes.
- 3.36 As set out within the Drainage Strategy, the beneath ground configuration does not allow for soakaways to be provided as part of the scheme, it is therefore difficult to provide blue infrastructure enhancement save for the mitigation provision beneath ground in respect of surface water drainage to stem flows. The Applicant is supportive of the provision of biodiversity at the site, at the pre-application engagement stage with officers, the Applicant provided open space as part of the draft layout proposals but was advised MCC would not support formal or informal

open space at the site. Thus, the Illustrative Masterplan has focused on providing green infrastructure within each curtilage of each property, it has considered the ability for replanting of trees lost by the development and can take account of the recommendations in the ecology assessment as the reserved matters stage.

Community Infrastructure Levy

- 3.37 MCC do not currently have a Community Infrastructure Levy (CIL) charging schedule in place. There is therefore no requirement for the Applicant to submit any undertaking on this matter and no ability for MCC to seek contributions from the Applicant.

Affordable Housing Statement

- 3.38 The Manchester Local Development Framework Core Strategy Plan Development Document (adopted 11th July 2012), identifies under Policy H8 Affordable Housing, the requirement that new residential development shall adhere too.
- 3.39 The application is for more than 15 new 'units' and on a Site of more than 0.3ha. The policy requests the provision of a target of 20% (as a starting point) for provision of the homes to be affordable. Of which it states it is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing.
- 3.40 The Applicant confirms acceptance to adhere to this policy requirement and accepts the requirement to enter into a S106 agreement with MCC, if 26 homes were to be delivered 20% would amount to 5.2 homes as affordable, it is not known at this stage if MCC would require 5 homes to be provided on site and the remaining (0.2) as a commuted sum, or all off site or the preferred tenure split. The Applicant is happy to work with officers to agree the affordable housing approach to be included in the S106 to enable the final details to be provided when the reserved matters is approved.
- 3.41 If provided on Site inline with policy H8, the affordable homes will be inclusively designed as part of the proposed development.

Summary

- 3.42 The application seeks Outline planning permission for up to 26 residential dwellings (Use Class C3) which planning permission is sought for. The Applicant has provided a comprehensive application submission which addresses all known technical matters. On the basis of this information, there are no known technical reasons preventing the approval of the application.

4. PLANNING POLICY REVIEW

4.1 Section 38(6) of The Planning and Compulsory Purchase Act (2004), advocates that development control decisions must be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

4.2 For the Purposes of this application, the Development Plan includes the:

- Manchester City Council Core Strategy Development Plan (adopted July 2012);
- Extant remaining Manchester City Council Unitary Development Plan Documents (UDP) (1995);
- Greater Manchester Joint Waste Strategy (adopted July 2012); and
- Greater Manchester Joint Minerals Strategy (April 2013).

4.3 This Statement will consider those of most relevance.

Core Strategy

4.4 The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy sets the long-term aspirations for Manchester's future development, for example to increase the home ownership rate across the borough and forms the framework that planning applications will be assessed against. A number of the Manchester UDP policies have been saved in addition and applications will be assessed against these where they are considered relevant and up to date against national planning policy.

4.5 The Site is located within the urban area of Manchester within the suburb of Openshaw. There are no direct notable proposals map Development Plan designations applicable to the Site. Therefore, other relevant policies are considered below. Key policies at this Outline planning application stage being:

- Policy SP1 Spatial Principles;
- Policy H4 East Manchester;
- Policy H8 affordable Housing;
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development;

- Policy EN10 Safeguarding Open Space, Sport and Recreation;
- Policy PA1 Developer Contributions; and
- Policy DM1 Development Management.

- 4.6 Policy SP1 identifies that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres... the majority of these neighbourhood will be in the inner areas, East Manchester is one of them. New development shall also maximise the potential of the City's transport infrastructure in particular promoting walking, cycling and using the public transport.
- 4.7 The preceding chapters in this Statement have clearly set out the physical sustainable development characteristics of the Site The application as promoted is **wholly compliant** with the aspiration of policy SP1. The scheme has the ability to create and contribute to a new neighbourhood and it promotes a sustainable development.
- 4.8 Policy H4 East Manchester advocates that around 30% of all new developments over the lifetime of the Core Strategy will be accommodated here. Priority will be given to family housing and high value and high-quality housing will be permitted.
- 4.9 The application is promoted in **compliance** with this policy through the delivery of high value, high quality family housing.
- 4.10 Policy H8 Affordable Housing- this policy requests affordable housing shall be provided within developments of 15 or more units and on sites of over 0.3ha or more.
- 4.11 The previous chapter provides the Applicant's position in respect of the provision of affordable housing under the Affordable Housing Statement.
- 4.12 Policy EN4 seeks to reduce CO2 emissions by enabling low carbon and zero carbon development. The preceding chapters advocate a number energy efficient measures the regeneration of the property will deliver for its future residents, with a view to seeking to reduce the need for energy through design features. This in turn will contribute to MCC's overall climate change objectives. The application is considered **compliant** with policy EN4.

4.13 Policy EN10 identifies that the council will seek to retain and improve existing open spaces, sport and recreation facilities. It states:

"Proposals on existing open spaces and sport or recreation facilities will only be permitted where:

- Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;*
- Or*
- The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City-wide standards set out above maintained, and*
- it could not fulfil other unsatisfied open space, sport or recreation needs, and*
- A proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area;*
- Or*
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character."*

4.14 The Club's supporting letter provided with this application summaries the issues faced by the club in recent years that led to its closure. The agents marketing summary advised only parties interested in the site were those looking at redevelopment, there was no interest from any other open space or sport and recreation users.

4.15 The application is supported by a detailed open space assessment prepared by Wardell Armstrong that sets out that there is a surplus of bowling green requirement in the area and in the context of planning policy and supporting guidance. The report justifies in detail the approach to this conclusion and considers the overall matters facing bowling green provision in the area and in terms of the policy criteria above sets out the opportunity to remedy future deficiency of open space by other bowling greens lack of resources and thus advances that it is clear that with funding of maintenance a priority there is potential for this application to offer some proportionate contribution towards the upkeep of maintenance of the bowling green at Delamere Park, thereby maintaining the mix of uses and public accessibility to parks which it is presented by Wardell Armstrong that it may be considered to

represent a strategic benefit to the local area. The Applicant considers this application is promoted in **compliance** with this policy.

4.16 Policy PA 1 Developer Contributions- this matter was queried by the Applicant as part of the pre-application process. The Applicant is happy to engage in further discussions should MCC consider it necessary to request other infrastructure contributions and the Applicant awaits consideration of the application by statutory consultees on this matter. As presented above the Applicant is open to a discussion in respect of a proportionate contribution to open space maintenance to meet policy EN10.

4.17 Policy DM1 Development Management-advocates that all development should have regard to a number of matters, these are listed below with a corresponding response:-

- Appropriate siting, layout, form, massing, materials and detail.
The upper limit of 26 residential dwellings would achieve in the region of 45dph, this is considered a reasonable density of this location and the Illustrative Masterplan demonstrate no compromises are made to achieve this.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
Due consideration of the immediate neighbours has been at the forefront of the Applicant's design consideration when masterplanning the site.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
The redevelopment of the Site has and will give due consideration at the reserved matters stage.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The Site has good accessibility credentials and at the reserved matters stage is able to fully consider the detailed design of the properties to accommodate accessibility in greater terms.
- Community safety and crime prevention.

This has been at the forefront of the initial design consideration, maximising natural surveillance, fencing and secure boundaries clear access points, secure parking, secure entrance to the flats to name but a few. The Application has sought consideration of the scheme from GM Police and the Crime Impact Statement is awaited and will be considered further as the detailed design evolves.

- Design for health.

The property is located within a highly sustainable area where local facilities are within walking distance. Stairs are only provided internally to the house designs, and secure cycle storage will be provided to encourage cycle ownership/use.

- Adequacy of internal accommodation and external amenity space.

The homes more than meet minimum space standards dictated by MCC.

- Refuse storage and collection.

A waste statement is submitted with the applications and the Illustrative Masterplan demonstrates more than adequate on-site refuse storage areas can be provided, in a secure and accessible areas to the residents.

- Vehicular access and car parking.

The existing vehicle access is retained off Club Street with new linked pedestrian footpaths along Backwell Street.

- Effects relating to biodiversity, landscape, archaeological or built heritage.

The application provides the opportunity to regenerate areas of scrub land, areas that are subject to fly tipping and environmental health issues and removal of the invasive species Japanese knotweed. There is low usage of bats and the ecology appraisal sets out measures where the scheme can include future enhancements to provide for biodiversity gain.

- Green Infrastructure including open space, open space in residential gardens retention of trees, new landscaping and trees will be provided.

- The use of alternatives to peat-based products in landscaping/gardens within development schemes.

This can be considered.

- Flood risk and drainage.

This has been considered during the evolution of the design as detailed above.

- 4.18 In this instance all the criteria of DM1 can **more than** be met and achieved by the proposed application.
- 4.19 Appendix B sets out the Council's target car parking standards, there is no direct reference to minimum requirements for a C3 Use Class. The Manchester Residential Design Guide 2017 targets a 1 for 1 provision. The approach to the application has taken this approach on board as part of the application submission and on this basis a minimum of 100% onsite car parking spaces can be provided (and at the reserved matters stage it is expected the larger dwellinghouses can provide two spaces) thus the application is expected to meet this policy and the approach is considered **more than** appropriate in this highly sustainable location and alongside cycle storage for each property.

Saved Policies UDP

- 4.20 Part 7 of the Plan considers new housing developments. In particular policy DC7.1 advocates that the authority will seek to ensure new development at ground floor level is accessible to disabled people including those in wheelchairs and that all new residential schemes containing family homes will be expected to be designed so as to be safe areas within which children can play and where appropriate the council will also expect play facilities to be provided.
- 4.21 The application has given due care and consideration to the aspirations of policy DC7.1 where the Illustrative Layout already demonstrates the new residential dwellings could provide for safe areas for children to play 'in curtilage', the applicant considered communal open space areas, but planning authority's position on such matters have obviously changed as it was recommended that no areas are provided. At the reserved matters stage when the detailed design of the properties are sought by the applicant, accessibility can be considered.
- 4.22 It is therefore expected that the application can **comply** with the current policy aspiration of the LPA.

Residential Design Guidance

- 4.23 The guidance document recognises the importance that high-quality design can make to an area and contributes to the ability to create a home. The guidance

emphasises the importance of space and light, to exceed minimum space standards and provide storage. This includes consideration of neighbours and the protection of their amenity; this will be a critical consideration of the delivery of residential dwellings and thus appropriate separation distances will be necessary between habitable rooms. The application has taken on board officer comments at the pre-application stage in terms of orientation of properties to Backwell Street and highlights on the plans the separation distances that can be achieved when doing so, the Illustrative Masterplan also assesses the approach taken by the council to the acceptability of separation distance along Backwell Street and as all parking is required to be 'in curtilage' the Illustrative Masterplan has also followed a similar approach to the parking about and thus the 'urban grain'

- 4.24 MCC in residential developments as identified seeks minimum floorspace standards for (which in some cases are an increase on the national minimum standards). This is set out in the Design Guide for New Residential Development. Whilst approval is not sought for the layout or scale of the properties at this stage the Illustrative Masterplan does demonstrate that the design can accommodate homes that in fact more than meet many of the minimum floorspace requirements.

Emerging Policy

- 4.25 Over the next twenty years there is a need to deliver continued sustainable economic growth, creating more jobs and new homes for the people of Greater Manchester.
- 4.26 The ten local authorities in Greater Manchester began working together on a joint plan called the Greater Manchester Spatial Framework (GMSF), (Stockport has stepped out of the process now) this is being prepared to ensure that new homes and jobs are provided in the right places with the transport infrastructure (roads, rail, Metrolink) needed to support communities and manage growth sustainably.
- 4.27 The draft Greater Manchester Plan now called Places for Everyone is a Publication draft (August 2021) sets out various aspirations for future delivery and importantly it now takes account of the implication of the pandemic:
- How much housing and employment land is needed and the distribution between each district up to 2035;

- A number of strategic sites across Greater Manchester to assist in meeting these requirements;
- The importance of infrastructure such as, health, education, transport, green spaces and utilities to support neighbourhoods and employment; and
- Ways to protect and improve the natural environment.

4.28 This has on 14th February 2022 been submitted to the Secretary of State. As this is still a draft document and due to the strategic nature of the content and policies, it is subject to change, therefore, this is not considered further here.

National Planning Policy Framework (NPPF)

4.29 The Government has updated the NPPF. It sets out the national planning policy for England and how the Government's delivery of appropriate development should be received by LPA's and landowners and developers. It provides a framework within which locally- prepared plans for housing and other development can be produced.

4.30 The NPPF advocates that at a very high level the purpose of the planning system is to contribute to sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.31 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued, these are an economic, social and environmental objectives.

4.32 So that sustainable development can be delivered in a positive way, at the heart of sustainable development is the presumption in favour of sustainable development.

4.33 This presumption advocates that:

"Plans and decisions should apply a presumption in favour of sustainable development. ... For decision – taking this means... Approving development proposals that accord with an up to date development plan without delay."

4.34 The relevant policies of the Development Plan have been considered and most remain up to date with the most recently adopted NPPF. With the application able to **comply**

with all the relevant Development Plan policies and no negative material impacts have been identified to counter this.

4.35 The NPPF also identifies that a significant objective of Government is to boost the supply of new homes. It advocates that preference to previously developed sites should be considered and that the needs of groups with specific housing requirements are addressed.

4.36 In line with this policy objective the Site proposes to provide a greater supply of individual accommodation for the area of the residential market that need and want this type of living accommodation, perhaps for singles, couples, first time buyers and families.

Summary

4.37 This chapter has identified the adopted and relevant Development Plan policies for the borough. It has identified the Site is located within the settlement boundary in a sustainable area within east Manchester where 30% of the borough's housing need is promoted. Affordable housing is promoted, the key design criteria can be met at the reserved matters stage and the loss of the bowling green as open space has been considered and it is concluded there are several bowling greens in the catchment of the application site, in addition so too there are more than sufficient parks and a contribution could be provided instead to enhancement and maintenance. Promotion of the development is **wholly** inline with the aspirations of the Development Plan.

5. CONCLUSION

- 5.1 The application seeks outline planning permission for up to 26 residential dwellings, with access, parking, landscaping and infrastructure.
- 5.2 The proposal responds directly to the pressing need to deliver much needed housing in the east of Manchester and utilise valuable urban land. The development will deliver growth for the area in a spatially preferable urban location in line with the settlement policies on a plot easily large enough to accommodate the homes.
- 5.3 The Site is considered highly sustainable with excellent access to day-to-day facilities, public transport and local employment.

Vision

- 5.4 The Design and Access Statement demonstrates that the proposals are based on sound design principals that have properly had regard to and addressed the Site constraints and opportunities. The scheme continues to achieve an excellent integration with the neighbouring residential uses. In addition, the scheme will remove several pressing environmental pressures from waste and fly tipping and invasive species of Japanese knotweed.

Accordance with the Development Plan

- 5.5 It is acknowledged that with regards to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which dictates that development must be brought forward in line with the Development Plan unless material considerations indicate otherwise; that this application is considered **compliant** with the Development Plan. In addition, there are many positive material considerations in respect of new investment in the area, the uplift in aesthetics of the area that will be provided too, the removal of a derelict building and invasive species. The principal of residential use is long established in the area, the delivery of up to 26 homes does not generate any material considerations that would indicate otherwise.

Accordance with NPPF

- 5.6 The Application strongly accords with the aims of the NPPF specifically it will deliver highly sustainable development in an appropriate area and deliver much needed new homes. The Site is located in an accessible location close to key services and

facilities in the town. There are no anticipated impacts on neighbouring amenity of existing residents. It will contribute to the local economy through direct and indirect employment opportunities. There will be visual enhancements to the site that is visible from the gateway route of Ashton Old Road, secure cycle store to encourage the sustainability of the Site along with a managed landscape scheme to contribute to the biodiversity of the area.

- 5.7 The NPPF sets out it is the Government's objective to deliver development that accords with the Development Plan for an area.
- 5.8 The proposal achieves demonstrable accordance with the overall objectives of the NPPF, in particular compliance with the Development Plan results in the ability to invoke the presumption in favour of sustainable development.

Conclusion

- 5.9 Without the right type of housing further pressure will be placed on house prices, people will be forced to move further away from the area and new investment and growth could be stifled.
- 5.10 New residential development has a critical role to play in all aspects of social, economic and environmental needs of the area and as demonstrated this development will contribute to all. The economic benefits of this development are more important than ever particularly with the opportunity for new residents to contribute to enhanced patronage of the local services and shops when local centres are facing a recovery situation as a result of the pandemic and alternative competition pressures from online retailers. The economic benefits should not therefore be overlooked.
- 5.11 The NPPF identifies positive improvements which the planning system should seek to achieve which includes improving the conditions in which people live, work, travel and take leisure and making it easier for jobs to be created in cities, towns and villages.
- 5.12 Having identified the application proposals accords with the Development Plan and therefore compliance with the NPPF's presumption in favour of development, MCC are invited to approve the application accordingly.

BRAMHALL TOWN PLANNING
FEBRUARY 2022

This report has been prepared by Bramhall Town Planning Ltd, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. Bramhall Town Planning Ltd accepts no responsibility for information contained within this report that has been independently produced or verified.

Registered Office: 3 Darwin Grove, Bramhall, Stockport, SK7 2DS. Registered in England and Wales. Registered Number: 10867656